



## JUNE 18, 2024 MEETING MINUTES

Ms. O'Brien read the following:

**ADEQUATE NOTICE HAS BEEN GIVEN OF THIS MEETING BY NOTIFICATION TO THE ASBURY PARK PRESS AND POSTED ON THE BULLETIN BOARD AND THE OFFICIAL WEBSITE OF THE BOROUGH OF KEANSBURG.**

Ms. O'Brien asked all to rise and recite:

**Salute to the Flag**

Ms. O'Brien took:

**Roll Call**

<b>Mr. Donaldson</b>	<b>Mr. Tonne</b>	<b>Mr. Cocuzza</b>	<b>Mr. Foley</b>	<b>Mr. Hoff</b>
✓	✓	✓	✓	Excused

A Moment of Silence was observed for:

**In Memoriam:**



***Former Police Officer  
James Beatty***



***Ex- Fire Chief  
and Fire Commissioner  
Angelo Melillo***





## JUNE 18, 2024 MEETING MINUTES

**Meeting Minutes:**

Meeting Minutes May 22, 2024

Ms. O’Brien asked for a roll call vote to accept the minutes and to place same on file:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne		✓	✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff					✓	

**Ordinances:**

**WITHDRAWN:**

Ordinance #1719 – Short Term Rentals – **WITHDRAWN**

Ms. O’Brien asked for a roll call vote to WITHDRAW Ordinance #1719:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson	✓		✓			
Mr. Tonne			✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	



## JUNE 18, 2024 MEETING MINUTES

### Second Reading:

Ordinance #1722– Salt Storage Ordinance (Stormwater)

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXVII (STORMWATER CONTROL), OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

### Privately-Owned Salt Storage –

**WHEREAS**, in 2022, the New Jersey Department of Environmental Protection (NJDEP) revised the Tier A MS4 Municipal Stormwater General permit, which is applicable to all municipalities in New Jersey; and

**WHEREAS**, Pursuant to the revised Tier A MS 4 Municipal Stormwater General Permit, the NJDEP promulgated a model salt storage ordinance for mandatory adoption by municipalities; and

**WHEREAS**, the Borough of Keansburg seeks to prevent privately-stored salt and other solid de-icing materials from being exposed to stormwater; and

**WHEREAS**, the Borough of Keansburg seeks to adopt the NJDEP model ordinance as it relates to privately-owned salt storage.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Keansburg in the County of Monmouth, State of New Jersey, as follows:

### SECTION I. Purpose:

The purpose of this ordinance is to prevent stored salt and other solid de-icing materials from being exposed to stormwater.

This ordinance establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in **the Borough of Keansburg** to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

### SECTION II. Definitions:

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.



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- A. “De-icing materials” means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.
- B. “Impervious surface” means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.
- C. “Storm drain inlet” means the point of entry into the storm sewer system.
- D. “Permanent structure” means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

A fabric frame structure is a permanent structure if it meets the following specifications:

- 1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;
  - 2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
  - 3. The structure shall be erected on an impermeable slab;
  - 4. The structure cannot be open sided; and
  - 5. The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.
- E. “Person” means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
  - F. “Resident” means a person who resides on a residential property where de-icing material is stored.

### **SECTION III. Deicing Material Storage Requirements:**

- A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15<sup>th</sup> and April 15<sup>th</sup>:
  - 1. Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;



## JUNE 18, 2024 MEETING MINUTES

2. Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;
  3. Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;
  4. Loose materials shall be covered as follows:
    - a. The cover shall be waterproof, impermeable, and flexible;
    - b. The cover shall extend to the base of the pile(s);
    - c. The cover shall be free from holes or tears;
    - d. The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and
    - e. Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.
      - (1) Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;
  5. Containers must be sealed when not in use; and
  6. The site shall be free of all de-icing materials between April 16<sup>th</sup> and October 14<sup>th</sup>.
- B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 -April 15.
- C. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met. Inspection records shall be kept on site and made available to the municipality upon request.



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1. Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

### **SECTION IV. Exemptions:**

Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in Section III above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

This ordinance does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

### **SECTION V. Enforcement:**

This ordinance shall be enforced by the Code Enforcement and/or Public Works Department during the course of ordinary enforcement duties.

### **SECTION VI. Violations and Penalties:**

Any person(s) who is found to be in violation of the provisions of this ordinance shall have 72 hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall result in fines as follows: fine not to exceed \$1000 and responsible for reimbursement of all costs expended for clean-up and remediation of any pollution caused through this violation.

### **SECTION VII. Severability:**

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this Ordinance.

### **SECTION VIII. Effective Date:**

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.



## JUNE 18, 2024 MEETING MINUTES

Ms. O’Brien asked for a roll call vote to OPEN the Meeting to the Public for Ordinance #1722:

### Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza		✓	✓			
Mr. Foley			✓			
Mr. Hoff					✓	

***NO MEMBER OF THE PUBLIC SPOKE AT THIS TIME***

Ms. O’Brien asked for a roll call vote to CLOSE the Meeting to the Public for Ordinance #1722:

### Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	

Ms. O’Brien asked for a roll call vote to ADOPT Ordinance #1722:

### Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	



## JUNE 18, 2024 MEETING MINUTES

### Resolutions:

**RESOLUTION # 24-064**                      Payment of Bills (06/18/24)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the following numbered Vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names and endorsed and approved on said vouchers; and

**BE IT FURTHER RESOLVED** that checks be drawn by the Chief Financial Officer, signed by the Mayor and attested to by the Municipal Clerk as required by law.

Ms. O’Brien asked for a roll call vote:

### Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	





## JUNE 18, 2024 MEETING MINUTES

**RESOLUTION # 24-065**

2024-2025 Plenary Renewals

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that Plenary Retail Licenses be granted to the following licensees for the term of July 1, 2024 through June 30, 2025:

RESOLUTION #	LICENSE NUMBER	LICENSEE
24-065 A	1321-31-034-001	AMERICAN LEGION POST 273
24-065 B	1321-32-020-005	KEELENS BAR INC
24-065 C	1321-32-032-011	JERSEY SHORE BAR & GRILL INC - Pavilion
24-065 D	1321-33-007-012	Carr Avenue Liquor License
24-065 E	1321-33-008-004	KIB ENTERPRISES INC-Marina Inn
24-065 F	1321-33-012-008	Ashcreeet LLC-Sinsations
24-065 G	1321-33-013-008	20 Main Street Keansburg LLC
24-065 H	1321-33-014-006	KB2 – Half Moon
24-065 I	1321-33-015-007	HEIDELBERG BAR & GRILL INC
24-065 J	1321-33-018-005	RUSSELL J LENGYEL LLC-Applejacks
24-065 K	1321-33-025-011	KEANSBURG LIQUOR INC – Nappy’s
24-065 L	1321-33-029-009	JERSEY SHORE BAR & GRILL INC-Miami Club
24-065 M	1321-33-031-010	RDS Bar & Restaurant/Beach Gallery
24-065 N	1321-44-004-005	KBC Liquor – US 1 Wine and Liquor

**BE IT FURTHER RESOLVED** that the MUNICIPAL CLERK may issue the **2024-2025 LICENSE** for the above listed licensees.

Ms. O’Brien asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	



## JUNE 18, 2024 MEETING MINUTES

**RESOLUTION # 24-066**                      Interlocal Services Agreements – KBOE 2024-2025

**Whereas,** the Mayor and Council of the Borough of Keansburg approve of an Interlocal Agreements between the Borough and the Keansburg School District; and

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that authorize the Borough Manager, Chief Financial Officer, and the Municipal Clerk to execute the Interlocal Service Agreements for:

Agreement Title	Effective Dates
Special Law Enforcement Officers – Class III	September 1, 2024-June 30, 2025
School Resource Officer	July 1, 2024 – December 31, 2024
Borough Tennis Courts	July 1, 2024 – June 30, 2025
Services, Resources and Commodities	July 1, 2024 – June 30, 2025

In the agreements dated May 15, 2024, and,

**BE IT FURTHER RESOLVED** that a copy of the resolution be forwarded to the Chief Financial Officer and the appropriate State officials.

Ms. O’Brien asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	



## JUNE 18, 2024 MEETING MINUTES

**RESOLUTION # 24-067**

2024 Amusement Games Licenses – (Cardinal Amusements LLC.)

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that a **2024 Amusement Game License** be granted to:

**Cardinal Amusements LLC.**

Pursuant to P.L. of 1959; Chap.108 and 109 of the “Amusement Game Licensing Law”, and in accordance with their application for such operation; and

Amusement Type	Certification	Muni Lic. #
Fish Pond Game	Cert #3	<b>MG24-028</b>
Machine Gun Game	Cert #1	<b>MG24-029</b>
Water Gun Game	Cert #4	<b>MG24-030</b>

**BE IT FURTHER RESOLVED** that the Borough Clerk be and he is hereby authorized and directed to issue and execute the said license

Ms. O’Brien asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	



## JUNE 18, 2024 MEETING MINUTES

**RESOLUTION # 24-068**                      Authorize Execution of DOT Grant Application – Park Avenue West Roadway Improvements

Resolution:    Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Park Avenue West Roadway Improvements project.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Keansburg formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2025 Park Avenue West Roadway Improvements project - 00228 to the New Jersey Department of Transportation on behalf of the Borough of Keansburg.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Keansburg and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Ms. O’Brien asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	



## JUNE 18, 2024 MEETING MINUTES

**RESOLUTION # 24-069**

Authorize Execution of Utility Agreement with NJ DOT ADA Improvement along Hwy 36

A RESOLUTION OF THE BOROUGH OF KEANSBURG AUTHORIZING A UTILITY AGREEMENT WITH THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR AMERICANS WITH DISABILITIES (ADA) IMPROVEMENTS ALONG ROUTE 36

**WHEREAS**, the State of New Jersey Department of Transportation hereinafter called the "State" is about to undertake the design and construction of Americans with Disabilities Act (ADA) improvements along Route 36 North beginning at Main Street, and along Route 36 to the municipal boundary, hereinafter the "Project," located in the Borough of Keansburg; and

**WHEREAS**, the Project may require the construction of new, and/or the protection, relocation and/or adjustment of existing water utility facilities; and

**WHEREAS**, it is necessary to for the Borough of Keansburg hereinafter called the "Utility" to authorize the agreement known as IJCA-17-ADACentralContract 2-I 54 I 80, setting for the terms of involved parties; and

**WHEREAS**, included within the terms of the agreement is the reimbursement obligation of the State to the Utility in the amount of \$5,000 for engineering services associated with the Project for existing water facilities owned by the Utility; and

**WHEREAS**, T&M Associates shall be designated Engineers for this project; and

**WHEREAS**, Robert F. Yuro, PE, Assistant Borough Engineer, has reviewed, supports and has attached the agreement with the New Jersey Department of Transportation which includes the estimated reimbursement amount of \$5,000 for related engineering and construction inspection services;

**NOW THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Keansburg does hereby authorize the Mayor and Borough Clerk to execute, the agreement known as UECA-17-ADACentralContract 2-I 54 I 80, with the State of New Jersey, Department of Transportation, and does hereby accept the terms and conditions specified in the agreement in connection with this project.



## JUNE 18, 2024 MEETING MINUTES

Ms. O’Brien asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	

**RESOLUTION # 24-070**                      Payment of Bills (06/18/24) No.2

**BE IT RESOLVED** by the Mayor and Council of the Borough of Keansburg that the following numbered Vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names and endorsed and approved on said vouchers; and

**BE IT FURTHER RESOLVED** that checks be drawn by the Chief Financial Officer, signed by the Mayor and attested to by the Municipal Clerk as required by law.

Ms. O’Brien asked for a roll call vote:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff					✓	

***Mr. Hoff arrived at this time***



## JUNE 18, 2024 MEETING MINUTES

### REDEVELOPMENT AGENCY:

#### Presentations:

- 288 Beachway – Sackman Enterprises

There was a brief overview by Sackman Representative, Meryl Gonchar for proposed modifications to development plans previously presented for 288 Beachway.

Originally included parking spaces for 1 and 2 Carr Avenue buildings for offsite parking.

The 288 Beachway building would include parking on the ground level with additional offsite parking on land located further down the block on the corner of Highland Avenue and Seabreeze Way.

Offsite lot will be buffered by landscaping and gates.

As per Meryl Gonchar future buildings may include multi-level parking facilities.

288 Beachway will not include retail space – residential only.

Plan includes 44 parking spaces with 5 being considered “tandem” / available for a resident to have 2 spaces.

Councilman Foley suggested that this discussion be continued at a later date with 2 members of Council and meet again at a later date.



## JUNE 18, 2024 MEETING MINUTES

- Keansburg Market – 199 Main Street

Kumar Patel presented the Council with plans for a Supermarket to be located at 199 Main Street. The Market would occupy the space currently in use as a pharmacy. The pharmacy would be moving to the former Valley Bank space in the same building.

Building owner, Boris Natenzon, was also present and explained his plans for downsizing the pharmacy / retail currently in operation at Keansburg Pharmacy.

Mr. Patel presented his Keansburg Market would include prepackaged meats and poultry, fresh produce and deli and other grocery items.

Currently has other stores, one in Bayville, New Jersey.

Borough Engineer, Robert Yuro as about façade changes and signage.

Mr. Patel stated the only change would be the “Pharmacy” outdoor signage would be changes to “Market”.

There was a discussion about deliveries and change to existing drive through facilities. A compactor will be used for waste product.

Operating hours are expected to be 8am to 9pm, seven days a week.

### Resolutions:

**RESOLUTION # 24-071** REDEVELOPMENT AGENCY – RECOMMENDATION TO THE ZONING OFFICER – 199 Main Street – Keansburg Market

**Be It Resolved** by the Borough Council acting as the Redevelopment Agency that it does hereby endorse the application of the Keansburg Market to be located at 199 Main Street; and,

**Be It Further Resolved** that the Agency expresses no conditions on the application; and,

**Be It Further Resolved** that a copy of this resolution be forwarded to the Keansburg Zoning Officer.

Ms. O’Brien asked for a roll call:

### Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne			✓			
Mr. Cocuzza		✓	✓			
Mr. Foley			✓			
Mr. Hoff	✓		✓			





## JUNE 18, 2024 MEETING MINUTES

### Discussion:

### Department Reports:

Councilman Cocuzza	Reminded all that the Historical Society will be open 12 Noon to 4pm on weekends.
Mayor Hoff	Offered congratulations to the Class of 2024. Their Graduation Ceremony took place this evening.  Announced the Family Fun Festival will take place on June 29 <sup>th</sup> from 2pm to 7pm.  The Nerds band will be performing.
Steve Ussmann Water and Sewer Department	No report at this time.
Cliff Moore Economic Development	Stated he would be in contact with the NJ EDA about the Food Desert Program for the Supermarket  Reported that the Smoke Depot and Magic Dragon Smoke Shop have both closed.  Reported that there is a dentist interested in purchasing 208 Main Street.  Announce the Beach Gallery Ribbon Cutting Ceremony will be held on Saturday, June 22 <sup>nd</sup> .
Jame Della Pietro Streets and Roads	Reported on beach cleanup.
Deputy Chief Burton Police Department	Report submitted to Council. No other items to report.
Robert Yuro Borough Engineer	Reported on the concrete work for the current roads project. Paving expected to be done by July 4 <sup>th</sup> .  Reported progress on the water treatment filters.
Mayor Hoff	Announced a Memorial will take place for Julianna Lang Lewis at Friendship Park.  There was a brief discussion about noise complaints for loud music from boats in the bay. The matter has been reported to the Police Department and in turn has been reported to the State Police for their assistance.



## JUNE 18, 2024 MEETING MINUTES

- Unexpired Planning Board Class IV position – Term to 6/30/26

**Resolutions:**

**RESOLUTION # 24-072** Appointment to the Planning Board of Adjustment – C. Ryan

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that it does hereby appoint:

**Cathy Ryan**

to the Keansburg Planning Board of Adjustment  
for an unexpired term commencing on June 18, 2024 and expiring on June 30, 2026.

Ms. O’Brien asked for a roll call:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne		✓	✓			
Mr. Cocuzza			✓			
Mr. Foley			✓			
Mr. Hoff	✓		✓			

**Open to the Public:**

Ms. O’Brien asked for a roll call to OPEN the Meeting to the Public:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne			✓			
Mr. Cocuzza			✓			
Mr. Foley		✓	✓			
Mr. Hoff	✓		✓			

Mary Rogers  
106 Francis Place

Spoke to Council about the horrendous noise and music coming from the beach area. Concerned for the Senior Citizens who are having experiencing a poor quality of life because of the volume of the noise.

There was a brief discussion on current efforts to patrol the beach for cleanliness and noise issues.



## JUNE 18, 2024 MEETING MINUTES

Ms. O’Brien asked for a roll call to CLOSE the Meeting to the Public:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne		✓	✓			
Mr. Cocuzza			✓			
Mr. Foley			✓			
Mr. Hoff	✓		✓			

**Executive Session:**

*Beachfront Redevelopment – Block 184-Lot 1*

Ms. O’Brien asked for a roll call to CONVENE an EXECUTIVE SESSION:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza		✓	✓			
Mr. Foley			✓			
Mr. Hoff			✓			

### ***EXECUTIVE SESSION CONVENED***

Ms. O’Brien asked for a roll call to return from Executive Session and RECONVENE the Meeting:

**Roll Call**

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson		✓	✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley			✓			
Mr. Hoff			✓			



## JUNE 18, 2024 MEETING MINUTES

### Adjournment

Ms. O’Brien asked for a roll call to ADJOURN the Meeting:

### Roll Call

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson		✓	✓			
Mr. Tonne	✓		✓			
Mr. Cocuzza			✓			
Mr. Foley			✓			
Mr. Hoff			✓			



I, Jo-Ann O’Brien, Municipal Clerk of the  
Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the  
foregoing is a true copy of meeting minutes of a regularly scheduled public meeting  
held on **June 18, 2024**

***Attest:***

**Jo-Ann O’Brien**  
*Deputy Municipal Clerk*  
*Borough of Keansburg*